

Draft STATEMENT OF PROCEEDINGS FOR THE
REGULAR MEETING OF THE
CITY OF HUNTINGTON PARK OVERSIGHT BOARD

CITY OF HUNTINGTON PARK
CITY COUNCIL CHAMBERS
6550 MILES AVENUE
HUNTINGTON PARK, CALIFORNIA, 90255

Wednesday, May 14, 2014

4:00 PM

I. CALL TO ORDER

Chair Guerrero called the meeting to order at 4:18 p.m.

II. ROLL CALL

Estevan Padilla, Oversight Board staff, called the roll.

Present: Board Member Albert Fontanez, Board Member Katherine Hennigan, Board Member Theresa Villegas, Vice Chair Yolanda Duarte and Chair Elba Guerrero

Absent: Board Member Luis Buendia and Board Member Richard Verches

III. ADMINISTRATIVE MATTERS

1. Recommendation: Approve the Statement of Proceedings for the April 9, 2014 Regular Meeting. (14-2103)

On motion of Board Member Hennigan, seconded by Chair Guerrero, duly carried by the following vote, the Board approved the Statement of Proceedings for the April 9, 2014 Regular Meeting:

Ayes: 4 - Board Member Fontanez, Board Member Hennigan, Board Member Villegas and Chair Guerrero

Abstentions: 1 - Vice Chair Duarte

Absent: 2 - Board Member Buendia and Board Member Verches

Attachments: [SUPPORTING DOCUMENT](#)

2. Adopt a resolution amending the Long Range Property Management Plan for disposition of properties owned by the Successor Agency. (14-2101)

Julio Morales, Finance Director, presented the Board with an amended Long Range Property Management Plan (LRPMP) reflecting the revised assessed value for the property located at 7116 Rugby Avenue which was originally appraised at \$630,000 based on highest and best use value. Mr. Morales indicated the previous assessment did not take into consideration the limitations on the land. The property was reassessed in November 2013 in the amount of \$65,000. The Successor Agency's goal is consistency and transparency with the Department of Finance (DOF) and the Oversight Board, therefore, the Successor Agency is seeking the Board's re-approval of the LRPMP as amended.

On motion of Board Member Villegas, seconded by Vice Chair Duarte, duly carried by the following vote, the Board adopted a Resolution amending the Long Range Property Management Plan for disposition of properties:

Ayes: 5 - Board Member Fontanez, Board Member Hennigan, Board Member Villegas, Vice Chair Duarte and Chair Guerrero

Absent: 2 - Board Member Buendia and Board Member Verches

Attachments: [SUPPORTING DOCUMENT](#)

3. Adopt Resolution approving a Purchase and Sale Agreement for property located at 7116 Rugby Avenue, APN 6322-023-901, 6322-023-904 and authorize the Executive Director of the Successor Agency to execute all documents related to the sale of the property. (14-2102)

Julio Morales, Finance Director, presented the Purchase and Sale Agreement for the property located at 7116 Rugby Ave, APN 6322-023-901 and 6322-023-904. Mr. Morales advised the Board that the Successor Agency has modified the current resolution to state on part D, "The Oversight Board hereby Authorizes the Executive Director for the Successor Agency, or the Executive Director's designee." Mr. Morales further noted various bids were received; however, the winning bid was approximately \$87,500. The Successor Agency approved the sale price and sale of the property as well as the bidder. The appraised value of the property was \$65,000 and there were two bidders for the property.

Mr. Morales informed the Board there was some opposition to the bidding process for the Rugby Property. The interested party with the losing bid contested the bidding process because they felt the procedure should have gone through a sealed bid.

Teresa Highsmith, Oversight Board Counsel, explained to the Board the method to dispose of the property was clearly specified in the Long Range Property Management Plan (LRPMP). Therefore, there was no improper approach or inconsistencies with the process of disposing of the asset. Moreover, there is no requirement under AB 1484 to use seal bids to sell the property. Mr. Morales indicated the bidding process was overseen by a third party, Jones Lang LaSelle, in efforts to eliminate any potential conflict of interest.

On motion of Vice Chair Duarte, seconded by Board Member Fontanez, duly carried by the following vote, the Board adopted a Resolution a Purchase and Sale Agreement for property located at 7116 Rugby Avenue, APN 6322-023-901, 6322-023-904 and authorize the Executive Director of the Successor Agency to execute all documents related to the sale of the property:

Ayes: 5 - Board Member Fontanez, Board Member Hennigan, Board Member Villegas, Vice Chair Duarte and Chair Guerrero

Absent: 2 - Board Member Buendia and Board Member Verches

Attachments: [SUPPORTING DOCUMENT](#)

IV. CLOSED SESSION ITEMS

By Common Consent, there being no objection (Board Member Buendia and Verches being absent), the Board entered into Closed Session at 4:33 p.m.

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Government Code Section 54956.8

Property: 5959-6169 South Alameda Street, Huntington Park, California

Agency negotiator: Julio Morales, Finance Director

Negotiating parties: Julio Morales, Finance Director, and Jones Lang LaSalle

Under negotiation: Price and Terms of Payment. (13-4171)

Closed Session adjourned and Open Session reconvened at 4:49 p.m. with the following Board Members present: Hennigan, Fontanez, Villegas, Vice Chair Duarte, and Chair Guerrero. Board Member Buendia and Verches were absent.

ACTION TAKEN:

Teresa Highsmith, Oversight Board Legal Counsel, reported that a

discussion took place between the Board Members and the Real Property Negotiators regarding a property that is for sale through the Long Range Property Management Plan (LRPMP). Ms. Highsmith noted the Oversight Board provided direction to the Successor Agency regarding Real Properties and concluded no reportable action was taken.

V. MISCELLANEOUS

- 5.** Public Comment (opportunity for Member of the Public to address the Board on items of interest that are within the Jurisdiction of the Board). (14-2104)

There were none.

- 6.** Chair and Board Member Comments. (14-2105)

Board Member Fontanez informed the Board that a community meeting discussing the Carmelitos site and the proposed project of a new Charter school will take place on May 21, 2014 at Freedom Park Community Center at 6:00 p.m. The public will be able to provide comments and concerns regarding the development of the project. Julio Morales, Finance Director, pointed out the Successor Agency has received their final comments for Heritage Plaza and expect to finalize the sale by the June 11, 2014 Oversight Board meeting.

- 7.** Matters not posted on the agenda (to be presented and placed on the Agenda for a future meeting). (14-2106)

There were none.

- 8.** Adjournment of the Regular Meeting of May 14, 2014. (14-2107)

The meeting adjourned at 4:53 p.m.